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THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P18-5266-BW

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **200,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 108074 **DEEDWARR**
06/25/2018 12:46:44 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20180625-0061036

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Bradley	Same	
8680 Poplar Creek Rd.		140-00-0-038.00
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Donald L. Stephens, Executor for the Estate of Barbara Jane Stephens**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa Bradley and Joseph A. Doyle, wife and husband**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Taylor Subdivision of record in Plat Book 5060, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barbara J. Shaw by Warranty Deed from Stephen E. Hamilton, unmarried of record in Book 9912, Page 280, Register's Office for Davidson County, Tennessee, dated January 08, 1996 and recorded on January 09, 1996.

The said Barbara J. Shaw n/k/a Barbara J. Stephens aka Barbara Jane Stephens died July 07, 2013. Her estate having been probated in Docket No. 17P-961 in the Probate Division of the Circuit Court for Davidson County, Tennessee, appointing Donald Stephens as the executor of the estate. Order approving the Purchase and Sales Contract for Real Property was filed June 8, 2018. Also see Corrected and Amended Affidavit of Heirship of record in Instrument 20180110-0003509, in said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **8676 Poplar Creek Road, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 22nd day of June, 2018.

Donald L. Stephens, Executor of the Estate of Barbara Jane Stephens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald L. Stephens, Executor of the Estate of Barbara Jane Stephens** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22nd day of June, 2018.

My Commission expires: 11/3/20

Notary Public